City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: July 25, 2013,10:30 am – 12:00 pm

Location: 1900 SW 4th Avenue, 4th Floor, Room 4a

File Number: EA 13-172376

Proposal and Property Information

Location: 5325-5327 N Vancouver Avenue

Proposal: Pre-Application Conference for the development of a Community Center use on the split zoned site. The applicant is requesting either 1) a Type III Conditional Use Review or 2) a Type III Comprehensive Plan Map Amendment from Medium Density Multi-Dwelling to Urban Commercial, and a Type III Zoning Map Amendment from Multi-Dwelling Residential (R1) with an Alternative Design Density overlay (a) to Storefront Commercial (CS). Two alternative site layouts are identified.

Land Use Reviews Expected: Type III Conditional Use Review

or

Type III Comprehensive Plan Map/Zoning Map Amendment

Site Zoning: R1a Multi-Dwelling Residential with an Alternative Design Density overlay

CS Storefront Commercial

Tax Account Number(s): R297876, R297873

Contacts

Applicant: Kelli Grover, Firwood Design Group, 503-668-3737

Conference Coordinator: Douglas Hardy, 503-823-7816

Neighborhood Association: Humboldt, contact Brian Murtagh at 503-962-9194

District Coalition: Northeast Coalition of Neighborhoods, contact Shoshana Cohen at 503-388-5004

Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321

Neighborhood within 1,000 feet: None

General Information About Pre-Application Conferences

What is a Pre-Application Conference?

A Pre-Application Conference is a meeting that the Bureau of Development Services has with a person who is interested in doing a development project in the City of Portland. City Bureaus send their representatives to this meeting to give information to the person about what each bureau will require.

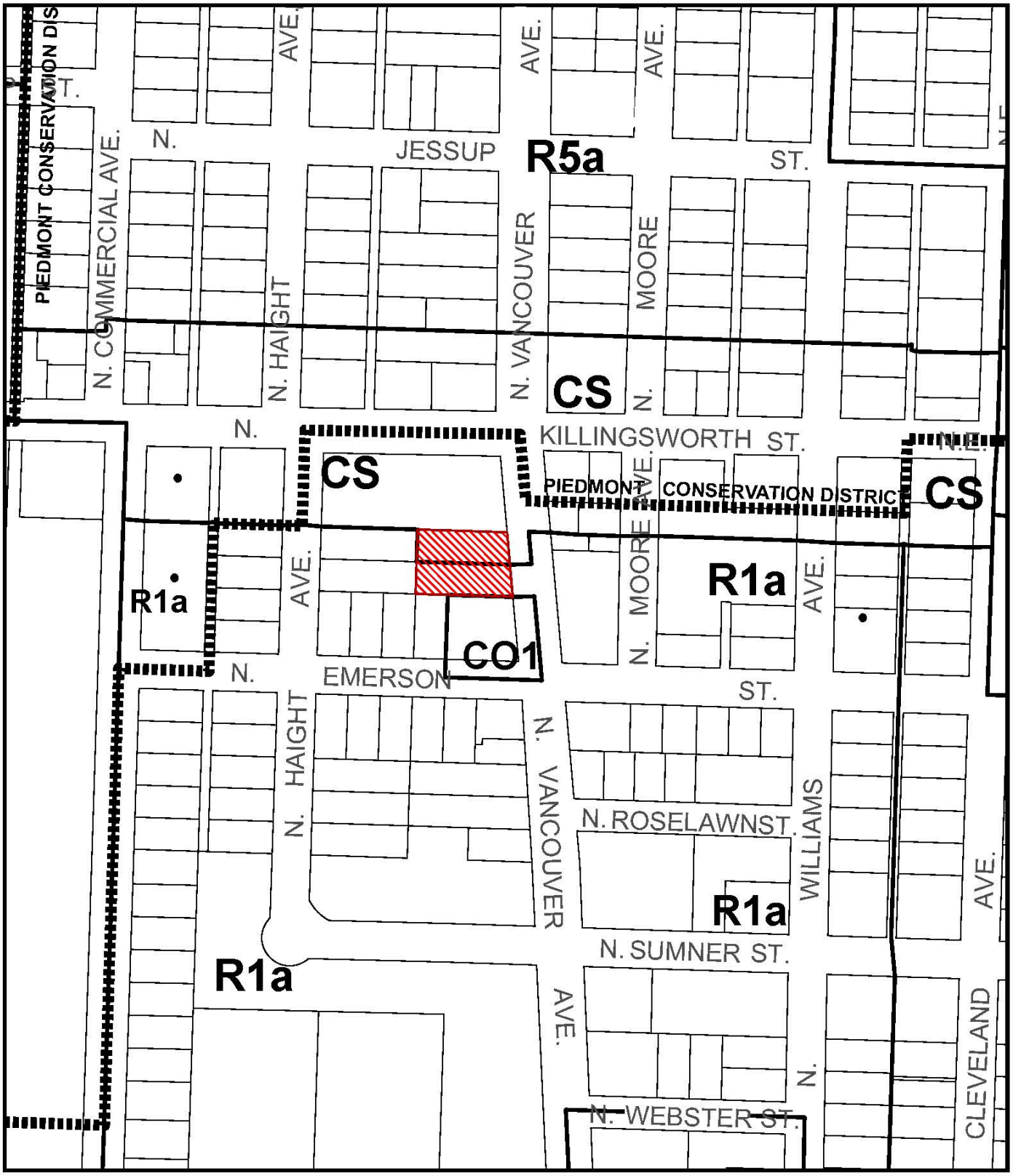
What is the purpose of the Pre-Application Conference?

The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.

When is a Pre-Application Conference required?

A Pre-Application Conference is required prior to submittal of all Type III and Type IV Land Use Reviews.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING

Site

Historic Landmark

NORTH

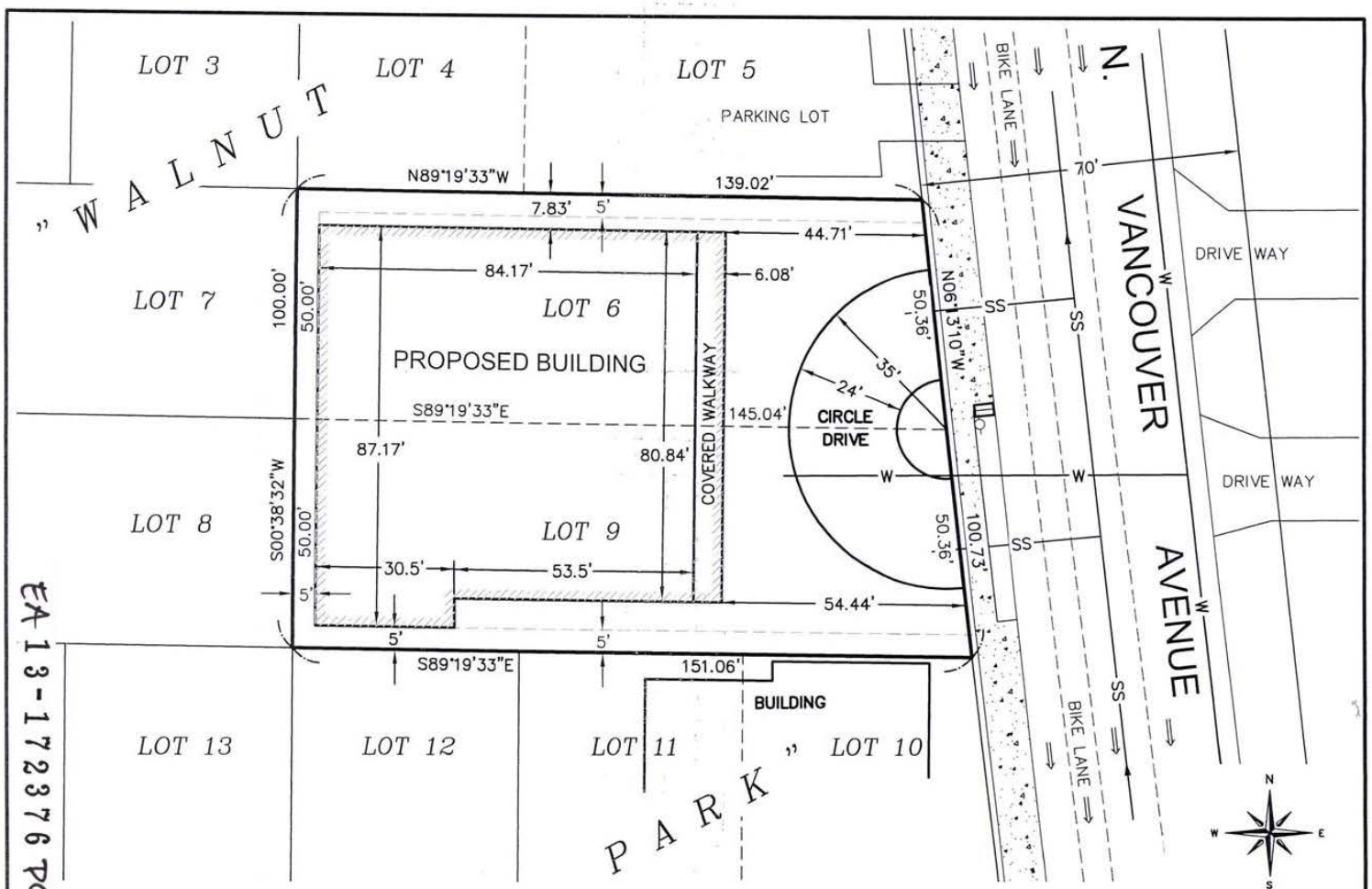
File No. EA 13-172376 PC

1/4 Section 2530

Scale 1 inch = 200 feet

State_Id 1N1E22AB 1800

Exhibit B (Jun 26,2013)



EA 13-172376 PC

FDG

Firwood Design Group, LLC

SURVEYING • ENGINEERING • PLANNING

39065 PIONEER BLVD., SUITE 104
SANDY, OREGON 97055
BUS: (503) 668-3737 • FAX: (503) 668-3788

LOTS 6 AND 9, WALNUT PARK

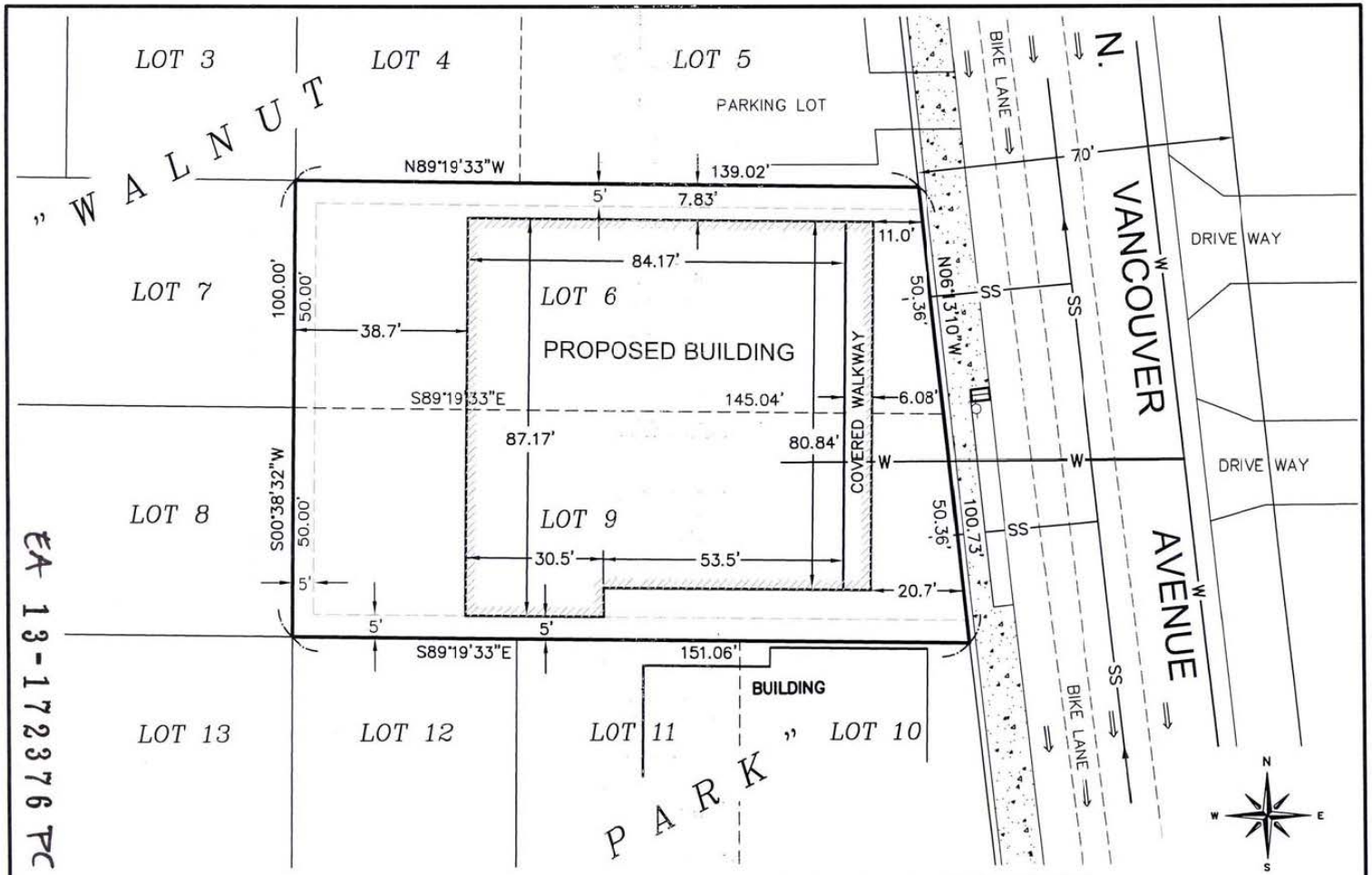
LOCATED IN THE NORTHEAST 1/4 OF SECTION 22
TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY
MAY 29, 2013

NOTE: UTILITY LOCATIONS ARE REPRESENTATIVE ONLY, ACTUAL LOCATIONS TO BE VERIFIED IN NEXT PHASE.

SCALE: 1"= 30'

ZONING
LOT 6 – CS
LOT 9 – R1A

E13-013.dwg



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